

HomeWise Inspections PLLC



HomeWise
INSPECTIONS

415 22nd St, 3C, Galveston, TX 77550

Inspection prepared for: Celeste Ansley

Date of Inspection: 7/30/2017 Time: 10:00 AM

Age of Home: 1918 Size: 820

Order ID: 355

Inspector: Christopher Parent

License #21374

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Email: chris@homewiseinspect.com

www.HomeWiseInspect.com

PROPERTY INSPECTION REPORT

Prepared For: Celeste Ansley
(Name of Client)

Concerning: 415 22nd St, 3C
Galveston TX, 77550
(Address or Other Identification of Inspected Property)

By: Christopher Parent, License #21374 7/30/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Comments:

- The foundation is considered a common or shared foundation. I recommend further information gathering to determine repair process if an issue arises.
- In the opinion of the inspector, the foundation appears to be providing adequate support for the structure based on a limited, visible observation today. At the time of this inspection, Inspector did not observe any evidence that would indicate the presence of significant deflection in the foundation.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Type(s) of Roof Covering:

Viewed From:

- Roof

Comments:

D. Roof Structure and Attics

Viewed From:

Approximate Average Depth of Insulation:

Comments:

E. Walls (Interior and Exterior)

Wall Materials:

Comments:

- The metal shelves installed in the closet was anchored to the wall using drywall screws with no drywall anchors. The vertical metal supports were not properly installed per the system/manufactures design. The system design is to use a main metal horizontal bracket that is anchored to the interior studs then the vertical brackets are then hung on the horizontal metal bracket. When checking for proper installation the left side pulled out of the wall. The installation appears unprofessional. I recommend proper repair to help prevent future issues once storing items on shelves.

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Improperly installed metal shelving unit in closet

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Ceilings and Floors

Ceiling and Floor Materials:
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior and Exterior)

Comments:

- The front door lock on the door knob/handle appears to have been drilled out. This lock will need to be replaced. I recommend replacing the door knob or replace the lock mechanism by a locksmith.
- The front entry door shows light through missing/damaged weather stripping. The weatherstripping is the stick on type which is prone to failure. The door does not appear to sit plumb within the frame. I recommend repair to help prevent air infiltration. I recommend further evaluation for repair options prior to option ending by a qualified contractor.
- The bedroom closet entry door did not latch. I recommend correcting for proper operation.



Damaged front door lock



Front door weatherstripping issue

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H. Windows

Window Types:

Comments:

- All windows are functional
- I recommend installing a device to prevent how far the windows are able to be opened to help prevent a fall.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Materials:

Comments:

- The laundry cabinets do not appear to have been professionally installed. The doors are spaced too far apart and do not overlap. The right side cabinet joint is slightly loose. I recommend better securing to help prevent damage.



Unprofessional installation



Loose joint

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

Materials and Amp Rating:

- Copper wiring

Comments:

- White wire which is associated with the "neutral" wire was found to be installed on a hot breaker. This is considered unsafe due to no labeling or correct color coding. This wire is intended to be a hot wire with incorrect color coding. I recommend installing black electrical tape at both ends of this circuit to change the color for proper and safe identification.



Circuit labeling



Neutral wiring as hot

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- 125 Amp service panel

Comments:

- The bathroom receptacle was found to be installed inside of the cabinet left of the sink. This is not considered very accessible or very usable. I recommend a licensed electrician relocate the receptacle or install a second one. I do not recommend storing items on the same level as the receptacle in the cabinet.
- The bedroom closet light fixtures were not operational at the time of the inspection. I believe the bulbs to be burnt out. I recommend replacing the bulbs and further function testing. If function testing after bulb replacement does not correct the issue, I recommend further evaluation for troubleshooting and repair options by a licensed electrician prior to your option period ending.
- The recessed light fixture installed in the bathroom just above the medicine cabinet/mirror was not operational on the left side. I recommend replacing the lightbulb and function testing. If this does not correct the issue I recommend further review and troubleshooting by a licensed electrician.
- The receptacle installed behind the base cabinet/bench under the living room TV area was partially covered. This may make access/repairs very difficult. I recommend further evaluation by a licensed electrician to relocate the receptacle.
- The power cord for the TV was found to be routed through the wall. The cord is plugged into an extension cord that is plugged into the receptacle that is partially covered by the bench. This type of cord is not approved to be installed through walls and is recommended to be replaced by a licensed electrician. This is considered a potential safety hazard.
- The electrical wiring installed at the recessed lights above the washer and dryer area is missing the wiring protection when entering a metal housing. This is considered a safety issue and should be corrected by a licensed electrician.
- The power cord for the washing machine was found to be routed through the cabinet. This type of cord is not approved to be installed through cabinets and walls. I recommend further evaluation to relocate the receptacle to be behind the washing machine.
- The wiring for the LED lights was found to be routed through the wall between the kitchen and the laundry area. This is considered unprofessional and should have been routed through a protective conduit. I recommend repair by a licensed electrician.
- The dimmer switch installed in the dining room was found to be warm/hot. This is possibly caused by excessive wattage of the bulbs. I recommend replacing the bulbs with lower wattage bulbs.
- Multiple outlet/switch cover screws were missing at multiple areas. I recommend installing.

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Washing machine power cord is routed through the cabinet



Missing wiring protection



Missing wiring protection



LED wire routing through the wall



LED wire routing through the wall



Electrical wiring from the TV is routed through the wall



Blocked receptacle behind bench



Inoperative bathroom light bulb



Bathroom receptacle



Bedroom closet lights inoperative

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:
Energy Sources:

Comments:

- I was not able to gain access to the furnace unit for inspection. The unit is believed to be above the bedroom closet.

B. Cooling Equipment

Type of Systems:

Comments:

- The condensing unit(s) installed at the exterior appear to have dirty/damaged/corroded coils and may need to be cleaned and serviced. I recommend repair/service by a licensed HVAC contractor.
- The condensing unit and disconnect were not labeled very well. I recommend better labeling so servicing will be easier to locate equipment.
- The HVAC system was not operational at the time of the inspection. I recommend further evaluation and repair by a licensed HVAC contractor.



AC disconnect and condensing unit location



Dirty condensing coils

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Refrigerant piping hanging with no support



Poor labeling and missing data plate

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Duct Systems, Chases, and Vents

Comments:

- Could not fully inspect ducting in all areas.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
 • Rear of structure

Location of Main Water Supply Valve:
 • Unknown

Comments:
 • The bathroom pedestal sink was slightly loose at the wall/base. I recommend repair as a loose connection now may get worse over time. I recommend further evaluation by a licensed plumber.



Loose pedestal sink (slightly)



Missing pop up drain stopper

B. Drains, Wastes, and Vents

Comments:
 • The left side drain at the kitchen sink still has the connection for the dishwasher hose attachment. The drain has what appears to be a plastic bag secured with a rubber band. While this was not leaking at the time of the inspection there is a good chance it eventually will. I recommend a licensed plumber replace the pipe for one without the connection.
 • The drain stopper was not installed at the bathroom sink. I recommend installing for ease of use to fill the sink. I recommend repair by a licensed plumber.



Unprofessional repair at kitchen sink drain

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C. Water Heating Equipment

Energy Source:
Capacity:

Comments:

• I was not able to locate the water heater. It may be a central boiler unit or by the air handler unit above the bedroom closet.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:
Comments:

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V. APPLIANCES

A. Dishwashers

Comments:



Dishwasher data plate

B. Food Waste Disposers

Comments:



Disposal data plate

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

• The oven was not within +/-25 degrees of 350 degrees when function tested. The +/-25 degrees is the acceptable range of thermostat variation without needing repair. While the oven is operational, the temperature setting is not accurate. I recommend further evaluation to determine repair options by a qualified appliance repair contractor.

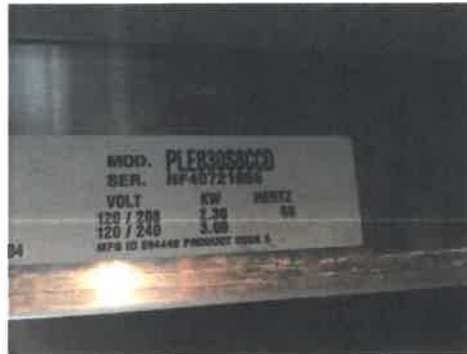
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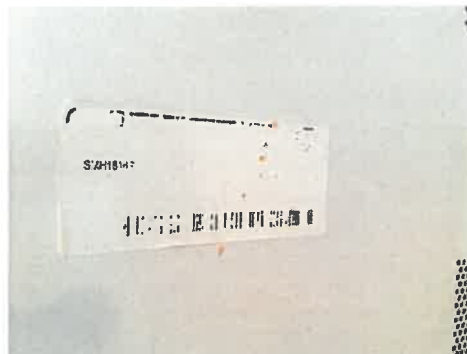


Oven data plate

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:



Microwave data plate

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Destination of vent pipe could not be determined.

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G. Garage Door Operators

Door Type:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

- The dryer exhaust ducting was found to be the flexible type which is incorrect. The dryer ducting is required to be smooth wall ducting to prevent trapping lint which can be a fire hazard. This is the permanent type ducting, not the flex ducting used to connect the dryer to the permanent duct. This issue is from the wall behind the dryer to where the flex duct connects on the other side of the cabinet to vent to the window. I recommend a licensed HVAC contractor install to help prevent potential lint build up and fire risk. Because lint can build in areas even with smooth wall ducting, I recommend monitoring the dryer duct and cleaning when lint builds up.

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I. Other

Observations:

Report Summary

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 9 Item: B	Cooling Equipment	• The HVAC system was not operational at the time of the inspection. I recommend further evaluation and repair by a licensed HVAC contractor.